

EXHIBIT "A"

6.495 Acre TRACT "A"

1) Being part of real estate owned by Beth J. VanDerveer as recorded in Official Record 473 at page 784 and Official Record 473 at page 787 in the Athens County Recorder's Office, Athens County, OH, and, being situate in Lease or Farm Lot No. 15 (Sections 2 & 3), Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap stamped "Leonard F. Swoyer - RLS 6765" found in the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Southeast property corner and the Southwest corner of Lease or Farm Lot No. 15 (Sections 2 & 3):

3) Thence **N 09°46'35" E** along one of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property lines, the said East line of Lease or Farm Lot No. 16 (Section 2) and the said West line of Lease or Farm Lot No. 15 (Sections 2 & 3), and, the West property lines of property owned by: Donald Allan & Marta Ann Roth (OR.164/Pg.398), and, Madappa Prakash & Ellen K. Ponce (OR.443/Pg.1965), **858.00 feet** to an iron pin w/cap set in one of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property corners, and the Northwest property corner of property owned by said Madappa Prakash & Ellen K. Ponce (OR.443/Pg.1965):

4) Thence **N 10°13'59" E** through the lands of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787), continuing along the said East line of Lease or Farm Lot No. 16 (Section 2) and the said West line of Lease or Farm Lot No. 15 (Sections 2 & 3), **580.67 feet** to an iron pin w/cap set in the first of three of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northeasterly property corners, and also being in the Southeast property corner of property owned by Kam Ping Lam, et al (OR.225/Pg.71), said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **6.495 Acre TRACT "A"** herein described:

5) Thence **N 10°36'51" E** along one of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northerly property lines, the said East line of Lease or Farm Lot No. 16 (Section 2) and the said West line of Lease or Farm Lot No. 15 (Sections 2 & 3), and, the East property line of said property owned by Kam Ping Lam, et al (OR.225/Pg.71), **419.27 feet** to an iron pin found the second of three of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northeasterly property corners, said iron pin found also being in the Southwest property corner of property owned by Time Warner Cable, LLC (OR.420/Pg.189), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 56.7', 137.0', 264.3' and 334.8':

6) Thence **S 85°52'55" E** along another of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northerly property lines and the South property line of said property owned by Time Warner Cable, LLC (OR.420/Pg.189), **408.01 feet** to a point in the third of three of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northeasterly property corners, the survey centerline of N. Longview Heights Road (Athens Co.Rd.No. 83), and, one of the West property lines of property owned by Phillip L. Perry, et al (DB.379/Pg.225), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 185.4', 262.5' and 345.6', and also passing through an iron pin found for reference at 391.47 feet:

7) Thence the following five (5) courses along the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property lines, the said survey centerline of N. Longview Heights Road (Athens Co.Rd.No. 83), and, the West property lines of: said Phillip L. Perry, et al property (DB.379/Pg.225), and, property owned by Margaret Murrey (OR.37/Pg.608);

- 1) **S 03°26'59" W, 105.91 feet** to a point:
- 2) **S 06°15'29" W, 203.24 feet** to a point:
- 3) **S 03°39'29" W, 123.10 feet** to a point:
- 4) **S 02°34'32" E, 108.20 feet** to a point, and:
- 5) **S 08°59'32" E, 114.50 feet** to a point:

8) Thence the following six (6) new courses through the lands of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) herein;

- 1) **S 82°54'59" W, 36.91 feet** to an iron pin w/cap set, passing through an iron pin w/cap set for reference at 15.00 feet:
- 2) **S 82°16'30" W, 185.70 feet** to an iron pin w/cap set:
- 3) **N 52°12'20" W, 199.65 feet** to an iron pin w/cap set:
- 4) **N 60°52'56" W, 68.46 feet** to an iron pin w/cap set:
- 5) **N 78°40'16" W, 57.23 feet** to an iron pin w/cap set in the said East line of Lease or Farm Lot No. 16 (Section 2) and the said West line of Lease or Farm Lot Lot No. 15 (Sections 2 & 3), and:

6) **N 10°13'59" E, 133.72 feet** to the **point of beginning** and, passing through an iron pin w/cap set at 60.01 feet, and, **containing** a total of **6.495 Acres**, which lies entirely in LL/FL.15 (Sections 2 & 3).

9) The above described **6.495 Acre TRACT "A"** consists of:

6.495 Acres out of existing **Auditor's Parcel No. A010010011300**.

10) The bearings used in the above description are based on the middle East line of Lease or Farm Lot No. 16 (Section 2) as bearing: S 80°36'03" E, and, are only for the determination of relative angles.

11) Subject to all legal highways and easements.

12) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter pink plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

13) The above described **6.495 Acre TRACT "A"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 1209-01B*), with the field work being completed on 10 June 2010 & 21 November 2011, the "Plat of Survey" (Exhibit "B") being last revised on **10 October 2014**, and, the "Legal Description" (Exhibit "A") being completed on **11 October 2014**.



11 Oct. 2014
Date Signed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Borank Williams
DATE: 10/14/14

EXHIBIT 'B'

EXHIBIT 'B'

EXHIBIT 'B'

OWNER: Beth J. VanDerveer (OR.473/Pg.784 & OR.473/Pg.787)

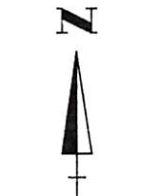
(Deed - 63.76 Acres +/-)

Parcel No. A010010011500 (LL/FL.39) (Deed/Tax Records - 12.32 Ac.) (SURVEY - 15.070 ACRES)

Parcel No. A010010011400 (LL/FL.16) (Deed/Tax Records - 40.42 Ac.) (SURVEY - 40.591 ACRES)

Parcel No. A010010011300 (LL/FL.15) (Deed/Tax Records - 11.02 Ac.) (SURVEY - 10.988 ACRES)

TOTAL BY SURVEY - 66.649 ACRES



NOTE: THE BEARING AND DISTANCE ARE BASED ON THE ASSUMED EAST LINE OF ADJACENT LOT & DISTANCE IS AS SHOWN IN THIS SURVEY. SEE ONLY FOR THE DETERMINATION OF RELATIVE AREA.



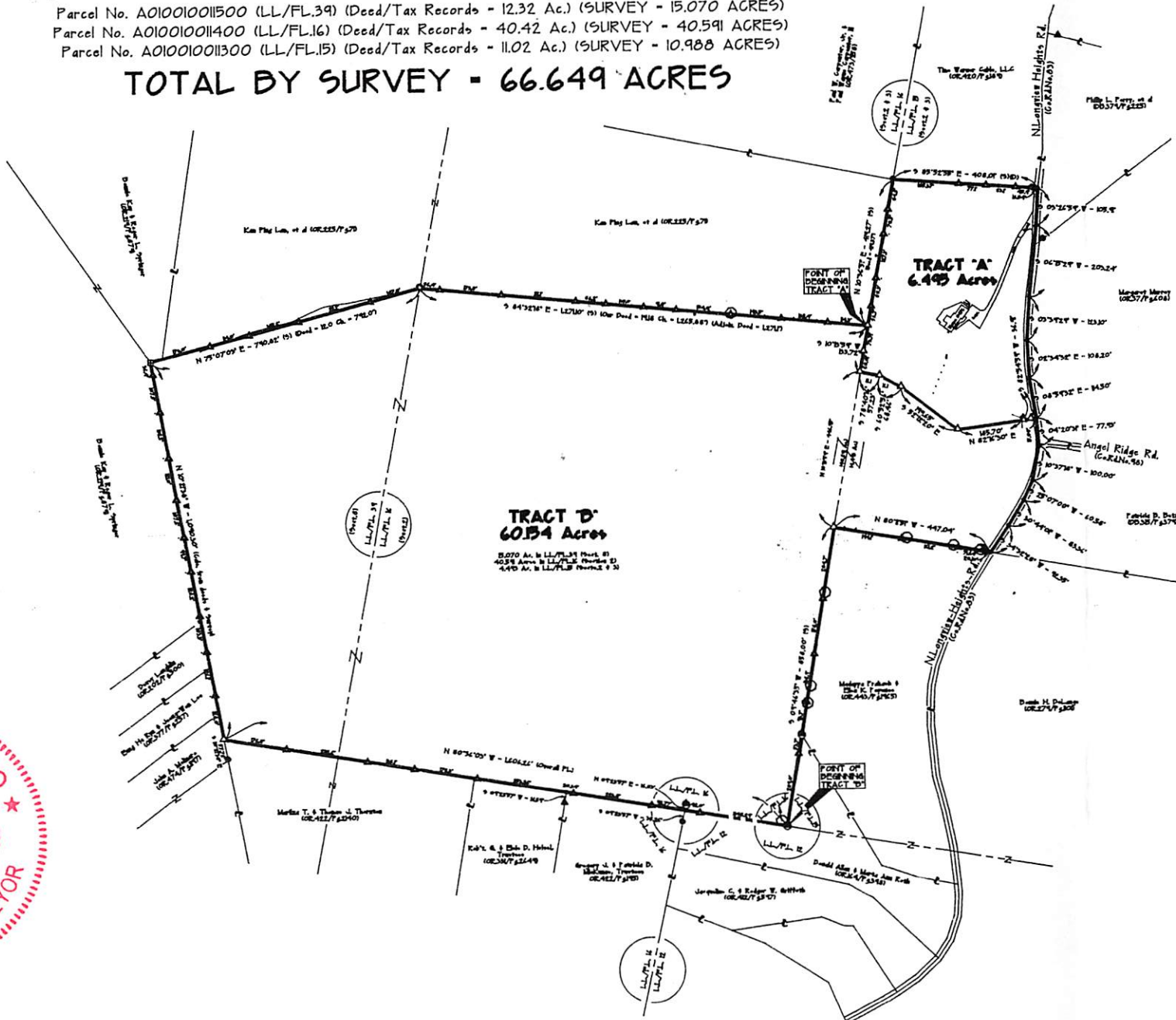
REFERENCE: DEEDS AS NOTED, COUNTY TAX MAPS, NEAREST PREVIOUS SURVEYS, & OTHER MONUMENTS.

- LEGEND**
- △ 1/2" x 3/4" x 30" IRON PIN SET w/D. CAP STAMPED "BAYHA - P.S. 6139"
 - ▲ 1/2" x 3/4" x 30" IRON PIN SET w/D. CAP STAMPED "DEANER - P.S. 6809"
 - 1/2" LONG METAL SET NAIL
 - IRON PIN FOUND w/D. CAP (P.C.P.) STAMPED "DEANER - P.S. 6809"
 - IRON PIN FOUND w/D. CAP (P.C.P.) LEONARD P. SWOYER-EL'S 6765
 - IRON PIN FOUND w/D. CAP (P.C.P.) STAMPED "1"
 - GALVANIZED WHITE POUND BUSH
 - STONE FOUND (S.F.) (P.T.P.)
 - 1/2" IRON PIPE FOUND (P.P.)
 - IRON PIN FOUND (P.P.)
 - POINT (P.T.)
 - 640 LINE MARKER
 - DEED DIST. (D.) — THIS SURVEY DIST. (S.)

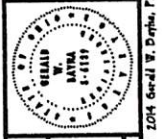
CERTIFICATE OF SURVEYOR
 I hereby certify that this is a true and correct copy of the survey made by me, with the field work being completed on 12/18/2014, and that all measurements were taken in accordance with the laws of the State of Ohio.

Gerald W. Bayha
GERALD W. BAYHA
 S-6139
REGISTERED PROFESSIONAL SURVEYOR

MATHEMATICAL CLOSURE APPROVAL TRACTS 'A' & 'D'
 Mathematically approved this 14 day of October, 2014.
Brenda Miller
 Athens County Engineer's Office



Gerald W. Bayha, P.S.
 Registered Professional Surveyor No. S-6139
 104 N. Main St., Athens, OH 45701
 Phone: 740.593.4241 Fax: 740.593.4241
 Email: gwbayha@earthlink.net



PLAT OF SURVEY

Being situate in Lease/Farm Lot 39 (Section 01), and, Lease/Farm Lots 15 & 16 (Sections 2 & 3), T.9N, R.14W, Athens Township, Athens County, State of Ohio, U.S.A.

Surveyed and Plat'd by **Beth J. VanDerveer**, 475 Langhite Heights Road, Athens, OH - 45701

EXHIBIT 'B'

EXHIBIT 'B'

EXHIBIT "B"

OWNER: Beth J. VanDerveer (OR.473/Pg.784 & OR.473/Pg.787)

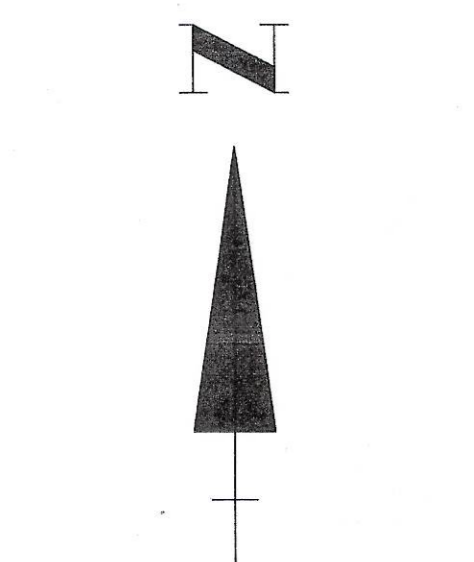
(Deed = 63.76 Acres +/-)

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TOTAL BY SURVEY = 66.649 ACRES



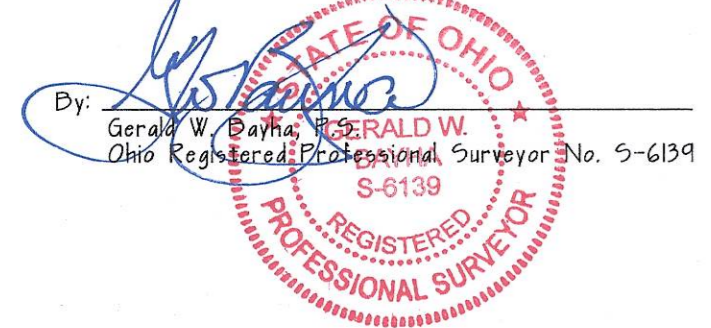
NOTE:
THE BEARINGS USED HEREON ARE BASED ON THE MIDDLE EAST LINE OF LEASE/FARM LOT 16 (SECTION 2) AS BEARING: S 60°36'03" E, AND ARE ONLY FOR THE DETERMINATION OF RELATIVE ANGLES.

GRAPHIC SCALE: 1" = 150'

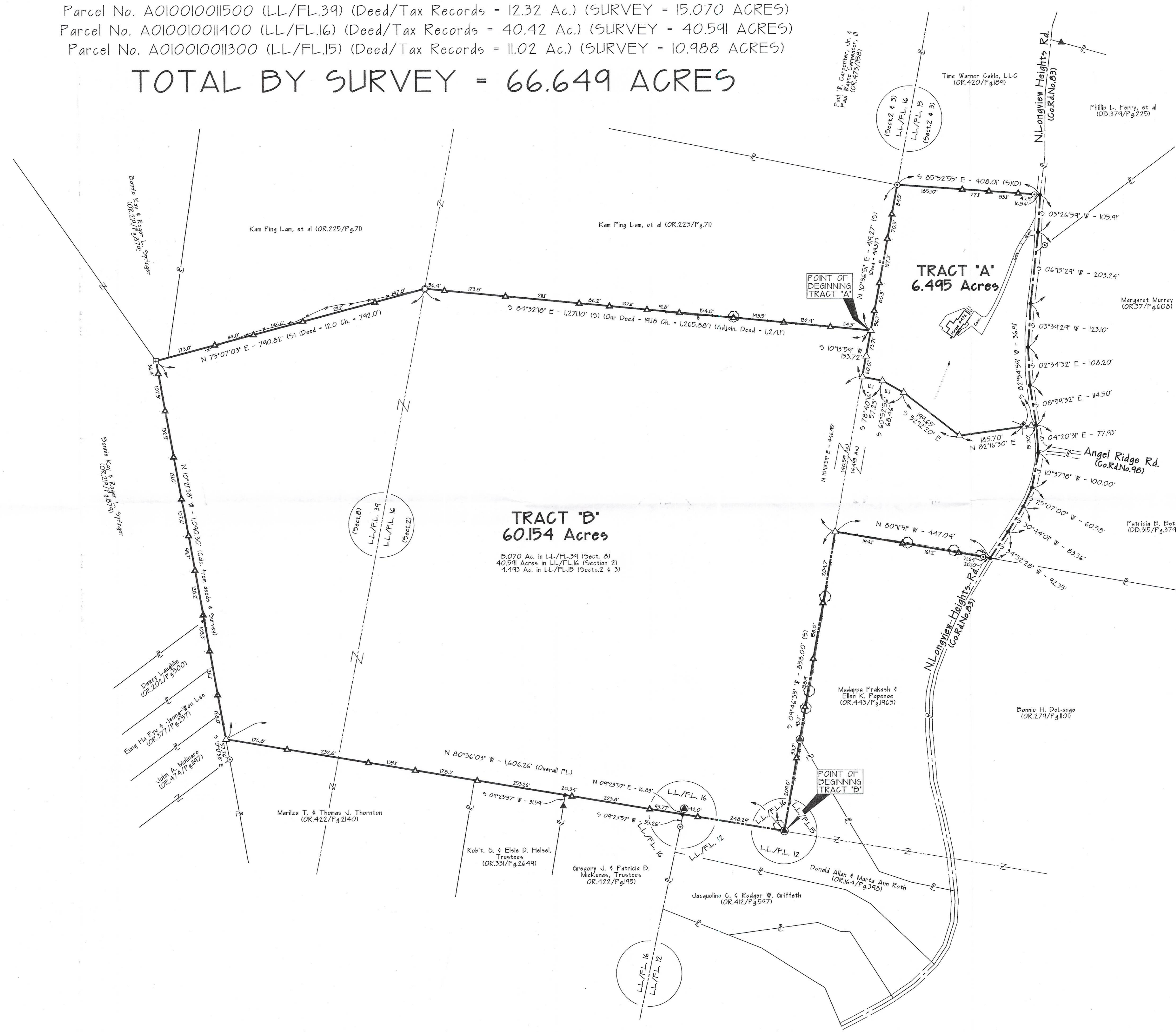
REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
NUMEROUS PREVIOUS SURVEYS
EXISTING MONUMENTS

LEGEND	
△ (IPCS)	5/8" x 30" IRON PIN SET w/ID.GAP STAMPED: G.W.DAYHA - P.5.6139'
▲ (PVC)	3/4" ID. x 5' Long - SCHED. 40 WHITE PVC POST SET ON PL'S
⊕	5' LONG MAGNOL SET (MNS)
▲	IRON PIN FOUND w/ID. GAP (IPCF) STAMPED: 'BRANNER - P.5.6805'
▲	IRON PIN FOUND w/ID. GAP (IPCF) 'LEONARD F. SWOYER-RL'S 6765'
▲	IRON PIN FOUND w/ID. GAP STAMPED: ' (IPCF)
⊕	RAILROAD SPIKE FOUND (RRSF)
⊕	STONE FOUND (No'X) (STNF)
⊕	1/2" IRON PIPE FOUND (IPF)
⊕	IRON PIN FOUND (IPF)
●	POINT (PT)
⊕	GAS LINE MARKER
(D)	DEED DIST.
(S)	THIS SURVEY DIST.

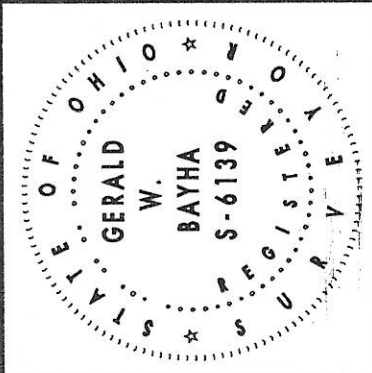
CERTIFICATE OF SURVEYOR
I hereby certify that this map reflects the results of a survey made by me, with the field work being completed on 10 JUNE 2010 & 21 NOV. 2011, and that all monuments called for hereon are set as shown.



MATHEMATICAL CLOSURE APPROVAL TRACTS 'A' & 'B'
Mathematically approved this 14 day of October, 2014
Brenda Williams
Athens County Engineer's Office



Gerald W. Dayha, P.S.
Registered Professional Surveyor No. 5-6139
10916 Pleasanton Road
Athens, OH 45701-9597
Voice: 740.593.5606 Fax: 740.994.7361
E-mail: jdayha@dayha.net



PLAT OF SURVEY
Being situate in Lease/Farm Lot 39 (Section 8), and, Lease/Farm Lots 15 & 16 (Sections 2 & 3), T.9N, R.14.W., Athens Township, Athens County, State of Ohio, U.S.A.
SURVEYED FOR: Beth J. VanDerveer, 476 Longview Heights Road, Athens, OH - 45701
REVISIONS: 11/16/11 - Divide Property into Two (2) Tracts 10/10/14 - Update Plat & Legend
JOB: 1204-01
DRAWN: CB
CHECKED: CB
DATE: 06/10/12
SHEET: 1

EXHIBIT "B"